

IN RE: PETITION FOR ZONING VARIANCE * BEFORE THE
NW/4 MAGLETT ROAD 700' SW of * ZONING COMMISSIONER
Goldenrod Rd. (9660 Magle Rd.) *
11th Election District *
6th Councilmanic District * OF BALTIMORE COUNTY
Raymond Earl Lewis II, et ux * Case No. 88-292-A
Petitioners *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests a variance to permit an accessory structure, specifically a garage, in a height of 20 ft. 6 inches in lieu of the permitted 15 feet, pursuant to Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), as more particularly described on Petitioner's Exhibit 3 and supplemented on after-received Petitioner's Exhibit A.

The Petitioner appeared, testified and was represented by attorney, David A. Rodgers. Mr. and Mrs. Robert H. Eck and Ms. Mary A. Eck appeared, as Protestants, and testified and were represented by attorney, Stanley H. Miller.

The testimony indicates that the Petitioners wish to build a two story garage with a barn roof at the rear of their property. The requested design for the building is a form of pre-manufactured garage unit produced by the Quality Pole Building Company. A rendering of the particular style building has been included as Petitioner's Exhibit 2. The subject garage would be accessed by a common existing driveway shared by the Petitioners and some of the Protestants.

A great deal of testimony was produced as to the ownership of the driveway and the rights of access. This overriding dispute about the driveway is not dispositive of these proceedings.

ZONING DESCRIPTION

Located on the northwest side of Magle Rd (60ft. wide) at a distance of 700 feet, more or less, southwest of Goldenrod Lane and known as Lot 2 as shown on the plot of "Marshall Ferguson Property" which is recorded in the Land Records of Baltimore County in Plot Book EHK, Jr. 43, Folio 82 - Known as, 9660 Magle Rd in the 11th Election District.

Mr. & Mrs. R. E. Lewis II
9660 Magle Rd.
Baltimore, Md. 21234
882-0245

There is admitted, a great deal of conflict between the Petitioners and the Protestants over the ownership of the actual paved portions of the driveways and the rights of usage. However the Zoning Commissioner will enter into no ruling as to this issue.

The proper issue for review are those concerning Section 307 of the B.C.Z.R.

Petitioner went on to testify that the purpose of this garage was to store his expensive, customized motor vehicles and to provide for additional space for a game room, bathroom and possibly a sauna. He also expects to use some of the space in the garage as an auxiliary living area for a cabana type area for his swimming pool. He further testified to all of the problems he has storing all of the equipment in conjunction with his automobiles and vans and also the storage area required for all of the pool equipment. He also testified that he wishes to store a motorcycle and a lawn tractor in this particular building and that, since the bathroom facilities create a problem for the Protestants, he is willing not to include them in the building.

The Protestants testified that they are in opposition to the building and to its location. There was a great deal of debate over who owned what portions of this rear yard and the macadam that covers portions of the rear yard and the driveway. There was also a great deal of debate as to already existing use of the rear yard and the storage of various types of containers and equipment. A visit to the subject site was made by the Zoning Commissioner.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the petitioner and his property. *McLean v. Soley*, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the petitioner must meet the following:

PETITION FOR ZONING VARIANCE
THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a variance from Section 400-3 to permit an accessory structure (Garage) Height of 20 Feet 6 Inches in Lieu of the permitted 15 Feet.

Two story garage with Barn Roof is desired to Provide Additional Storage Area
Best (over-all) Structure for the Cost
Trying to keep area esthetically Rural looking

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I, We do solemnly declare and affirm, under the penalties of perjury, that I we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: Raymond Earl Lewis II
(Type or Print Name)

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE 10-7-87 ACCOUNT 100-115
AMOUNT \$ 35.00
RECEIVED 10-11-87 11:41:137

Validation or Signature of Cashier
ORDERED By The Zoning Commissioner of Baltimore County, this 13th day of Nov. 1987, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 108, County Office Building in Towson, Baltimore County, on the 7th day of Feb. 1988, at 9 o'clock A.M.

ESTIMATED LENGTH OF HEARING 1/2 HR.
AVAILABLE FOR HEARING MON./TUES./WED. - NEXT TWO MONTHS
ALL OTHER DATE 10-13-87
FORWARDED BY: P.C. DATE 10-13-87

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

Based upon the testimony and evidence presented at the hearing and all of the documentary evidence and information gained from visiting the site, it is the opinion of the Zoning Commissioner that the relief requested does not comply with the requirements of Section 307 for a variance of the B.C.Z.R.

Clearly, there is no practical difficulty or unreasonable hardship worked upon the Petitioners. The requested garage is one of preference and desirability and its size has nothing to do with need and/or of the B.C.Z.R. requirements. Furthermore, the evidence in no way indicates that it is impossible or improper to build a properly constructed accessory structure on this lot. There is no evidence that the lot or the conditions unique thereto prevent the construction of a properly constructed and designed accessory structure, pursuant to the requirements of the B.C.Z.R.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the requested variance should be denied.

IT IS, THEREFORE, ORDERED by the Zoning Commissioner of Baltimore County this 2nd day of May, 1988 that the approval to permit an accessory

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 11th Date of Posting: 1/21/88
Posted for: Raymond Earl Lewis II
Petitioner: Raymond Earl Lewis II
Location of property: 9660 Magle Rd. 700' SW of Goldenrod Rd.
Location of Sign: 9660 Magle Rd. 700' SW of Goldenrod Rd.
Remarks: None
Posted by: J. Robert Haines
Number of Signs: 1

CERTIFICATE OF PUBLICATION

TOWSON, MD. Jan. 21, 1988
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on Jan. 21, 1988.

THE JEFFERSONIAN,
Publisher

structure (garage) to a height of 20 feet 6 inches in lieu of the permitted 15 feet, be and is hereby DENIED from and after the date of this Order.

J. Robert Haines
ZONING COMMISSIONER OF
BALTIMORE COUNTY

JRH:mm
cc: Peoples Counsel

Office of
PATUXENT
Publishing Company
10750 Little Patuxent Pkwy
Crown, MD 21034

January 25 19 88

THIS IS TO CERTIFY, that the annexed advertisement of

NOTICE OF HEARING
95357

was inserted in the following:

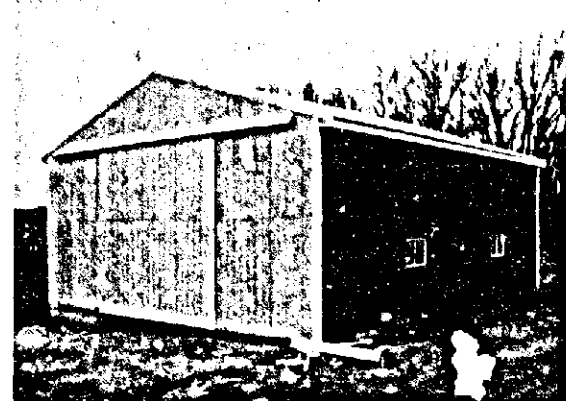
- ☐ Catonsville Times ☐ Booster Weekly
- ☐ Arbutus Times ☐ Owings Mills Flier
- ☐ Reporter Weekly ☐ Towson Flier \$12.14

weekly newspapers published in Baltimore County, Maryland once a week for successive weeks before the day of 19, that is to say, the same was inserted in the issues of

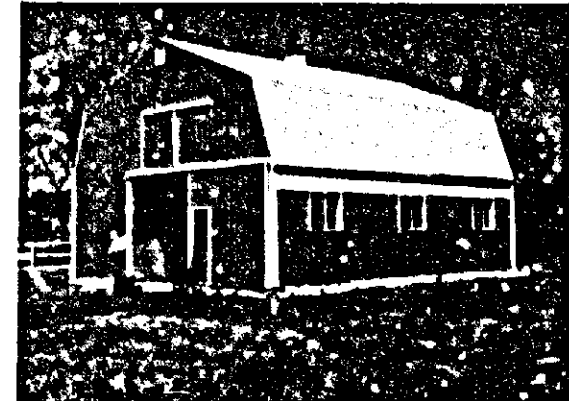
PATUXENT PUBLISHING COMPANY
By: J. Robert Haines

QUALITY POLE BUILDINGS

STORAGE BUILDINGS



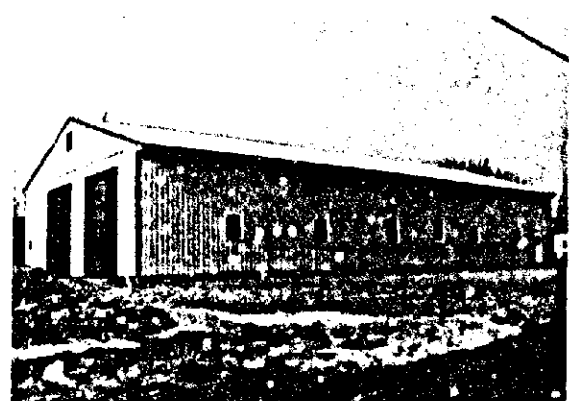
HORSE BARN



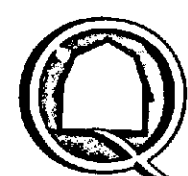
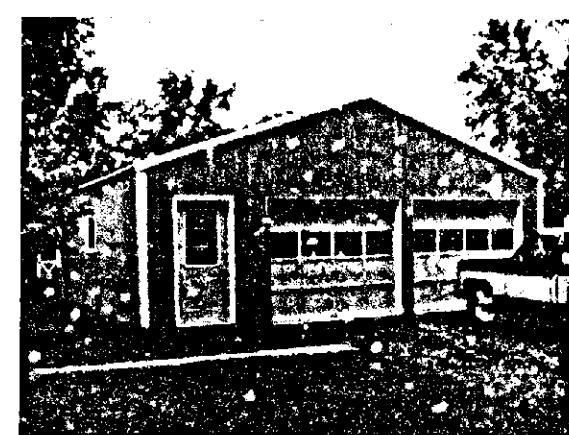
AGRICULTURE BUILDINGS



COMMERCIAL BUILDINGS



RESIDENTIAL GARAGES



QUALITY POLE BUILDING COMPANY

Rt. 23 & 322 • P.O. Box 250 • Blue Ball, PA 17506

OUR GOAL: PROPERLY CONSTRUCTED BUILDINGS — ON TIME COMPLETIONS

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-3553
J. Robert Haines
Zoning Commissioner

December 1, 1987

FEB 02 1988

Mr. Raymond Earl Lewis
9660 Magledd Road
Baltimore, Maryland 21234



Re: Case number: 88-292-A
NW/2 Magledd Road 700' SW of Goldenrod Road
(9660 Magledd Road)
11th Election District - 6th Councilmanic District.
Petitioners: Raymond Earl Lewis, II, et ux

Dear Mr. Lewis:

Please be advised that \$79.37 is due for advertising and posting of the above-referenced property. All advertising and posting fees must be paid prior to the hearing. Do not remove the sign from the property from the time it is posted by this office until the day of the hearing itself.

THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED

BALTIMORE COUNTY, MARYLAND No. 45949

OFFICE OF FINANCE - REVENUE DIVISION

MISCELLANEOUS CASH RECEIPT

DATE: 2/1/88 ACCOUNT: R 11-60-000

AMOUNT: \$ 79.37

RECEIVED FROM: Raymond Earl Lewis

FOR: Posting of sign 2/1/88

VALIDATION OR SIGNATURE OF CASHIER

County, Maryland and forward
J. Towson, Maryland 21204.

y truly yours,

Robert Haines

ing Commissioner of
timore County

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:

Case number: 88-292-A
NW/2 Magledd Road 700' SW of Goldenrod Road
(9660 Magledd Road)
11th Election District - 6th Councilmanic District
Petitioners: Raymond Earl Lewis, II, et ux
DATE/TIME: TUESDAY, FEBRUARY 9, 1988 at 9:00 a.m.

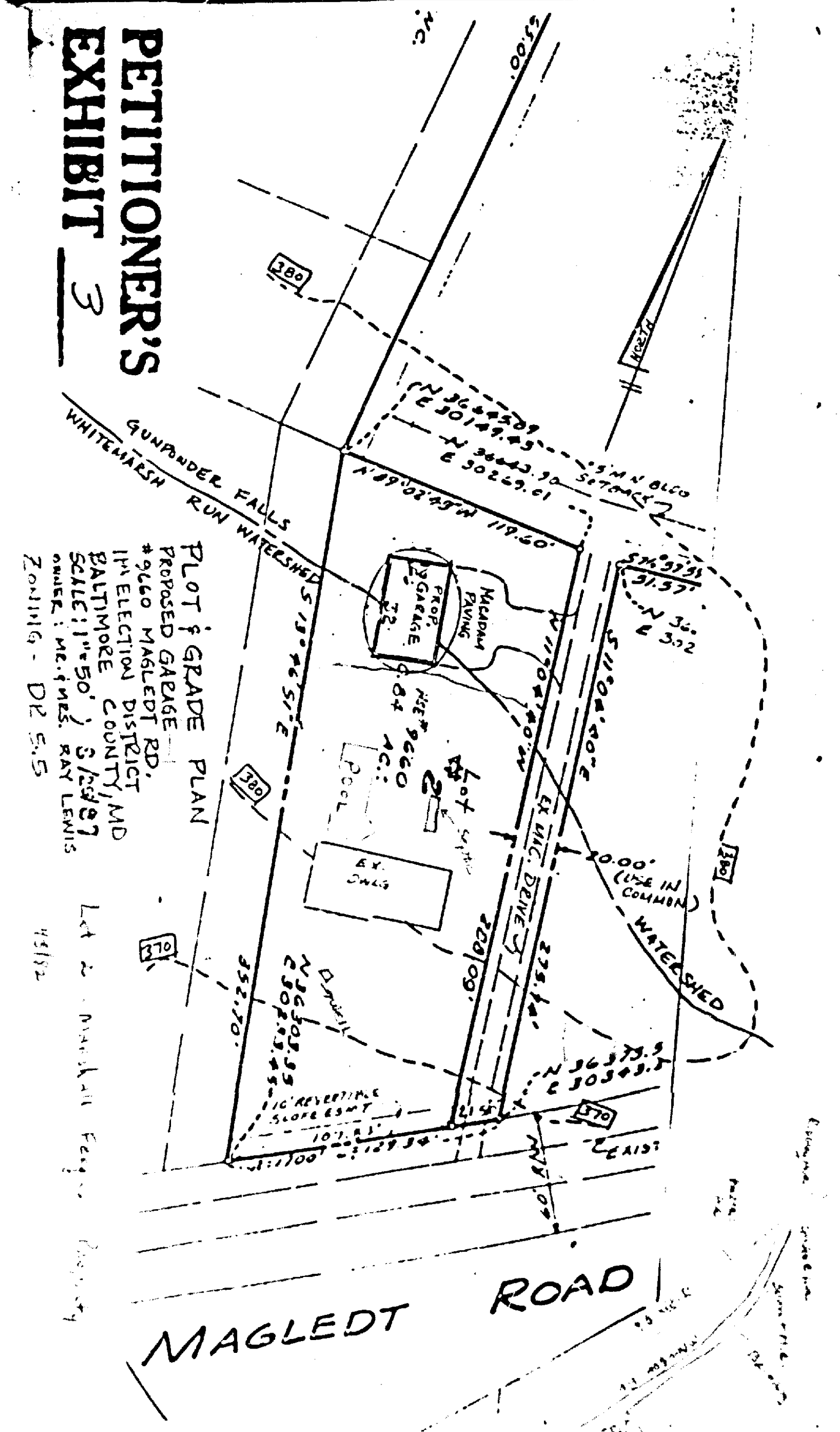
Variance to permit an accessory structure (Garage) height of 20 feet 6 inches in lieu of the permitted 15 feet.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.

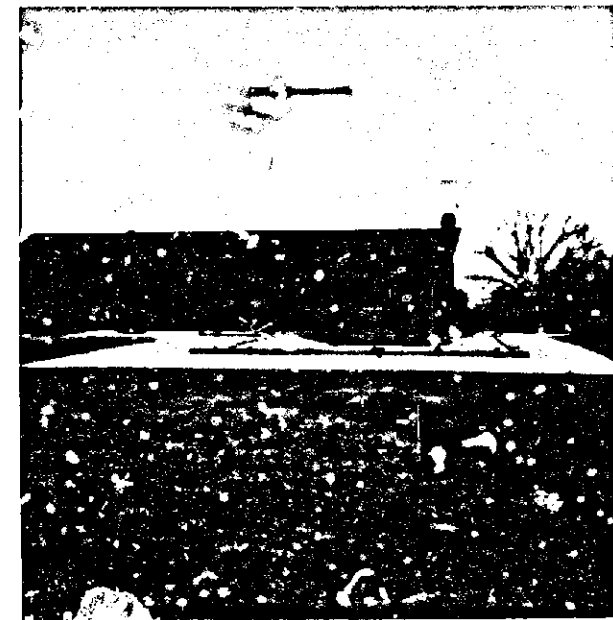
J. ROBERT HAINES
Zoning Commissioner of
Baltimore County

cc: Raymond Earl Lewis
David A. Rodgers, Esq.
File ✓

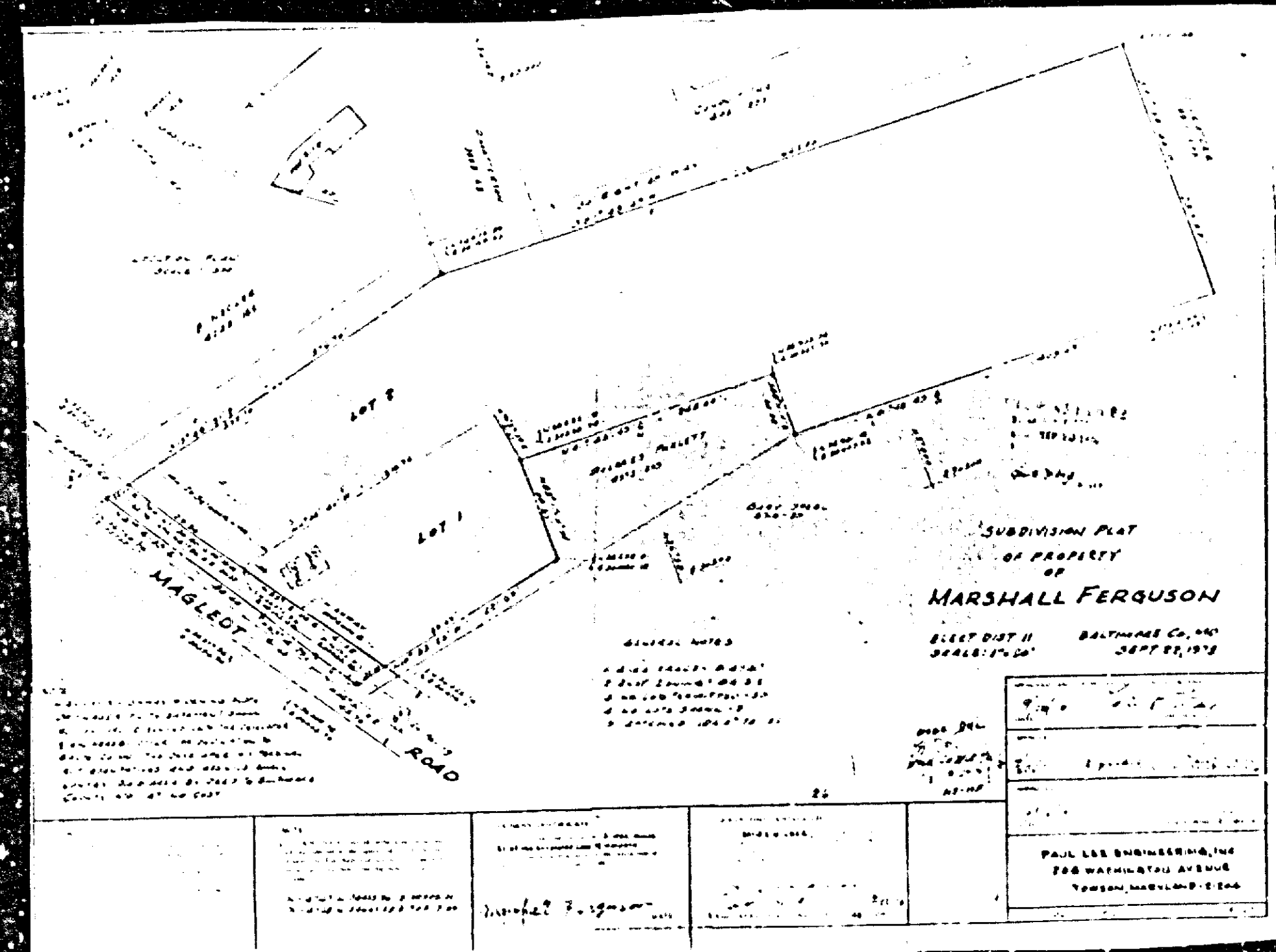
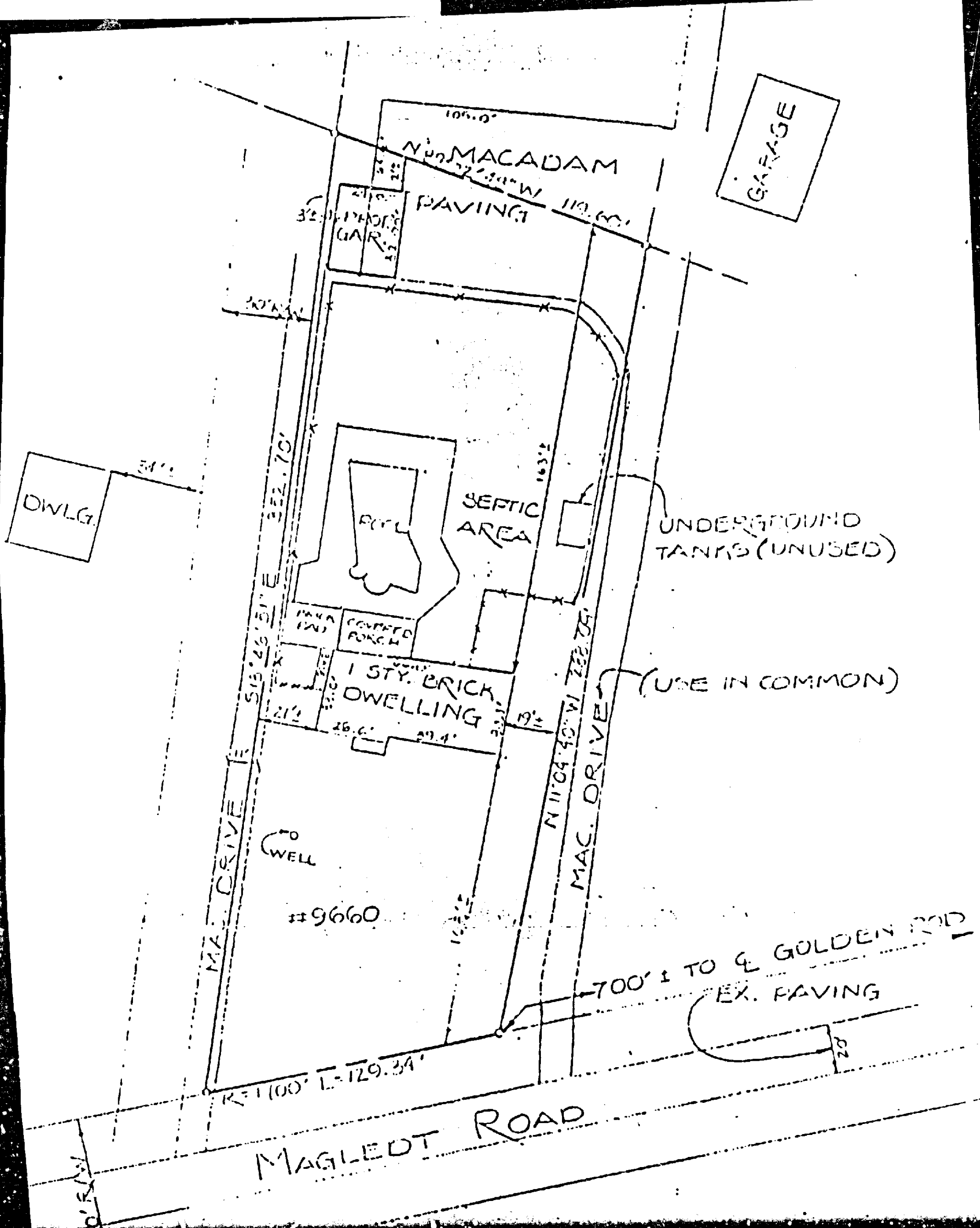
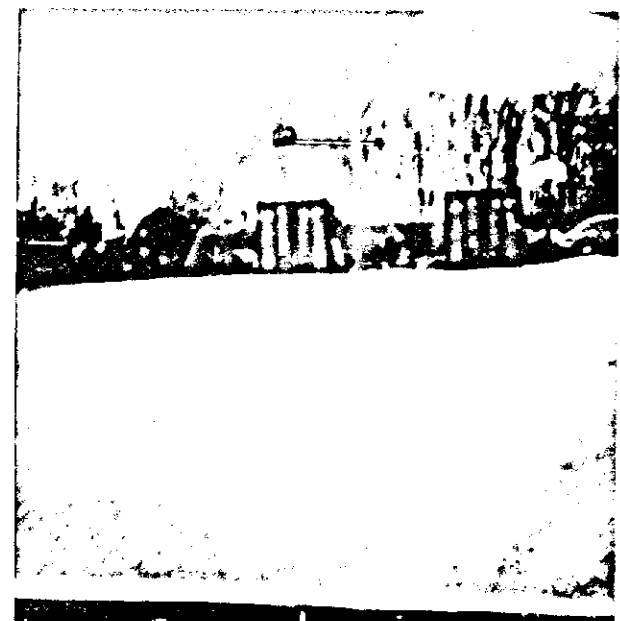
PETITIONER'S EXHIBIT 3



Petitioner's Exhibit 1



PROTESTANT(S) EXHIBIT (2)



April 25, 1988

APR 26 1988

Baltimore County Zoning Commission
Office of Planning & Zoning
111 West Chesapeake Avenue
Towson, Maryland 21204

ATTENTION: J. Robert Haines
Zoning Commissioner

RE: Case # 88-292-A
Petition for Zoning Variance
Raymond Earl Lewis II, et ux

Dear Mr. Haines:

While the "Plat for Zoning Variance" submitted for your approval does not show an "apron" for construction of the proposed metal garage (as originally submitted by Mr. Lewis), there are certain discrepancies as follows:

(A) The Zoning Variance Plat was based on Subdivision Plat E.H.K., JR. 43 FOLIO 82 - filed September 29, 1978 (photostat enclosed). As you can see, this plat does not show the property line between the Lewis lot (#2) and the Eck lot (#2A). The correct plat showing lots #2 and #2A is E.H.K., JR. 49 FOLIO 60 dated September 10, 1982.

(B) The detailed site plan (per your order) is not sufficiently detailed - example: The north east corner of the proposed metal building shows 2 feet "x" or "y". The center shows 6 feet "x" or "y". Plus or minus what? Please note that the same was done for the western face of the metal building, allowing considerable leeway in the placement of the proposed building. We feel this is not "detailed" per your dictate.

In addition, there are other inaccuracies on this plat as follows:

(1) Per scaled plat (1" = 50'), Mr. Lewis's fence appears to be approximately 3 feet from the property line pertaining to the Eck's driveway. Per enclosed photographs (#1 & #2), a rope stretched between the surveyor's property corner stakes shows that a portion of the Lewis fence is actually on the Eck property. The rope had to be detoured around Mr. Lewis's existing fence post (see photograph #2).

-1-

(2) Please note that the "detailed" plat shows the Lewis house, covered porch, pool, and brick patio. However, it does not show the brick sidewalk which extends onto the Eck property approximately 37 feet 4 inches in length and ranges in depth from approximately 3 feet 5 1/2 inches at the widest point to 2 feet 5 inches at the narrowest point (see photograph #3).

Per submitted plat, the Eck house, which is already 10 feet below the level of the macadam (per the Eck's surveyor, Mr. Jim Craig; the original surveyor for plat nos. E.H.K., JR. 43 FOLIO 82 and E.H.K., JR. 49 FOLIO 60, will have a front view dominated by an oversized metal shed which will tower a total of 30 feet 5 inches above our front patio, totally destroying the urban setting which was a major point in the purchase of our home.

We hereby request (due to the apparent discrepancies listed above) that you make your intended personal inspection (as stated at the original hearing on February 9, 1988) with the above information at hand.

Thank you for your attention to the above.

Sincerely,

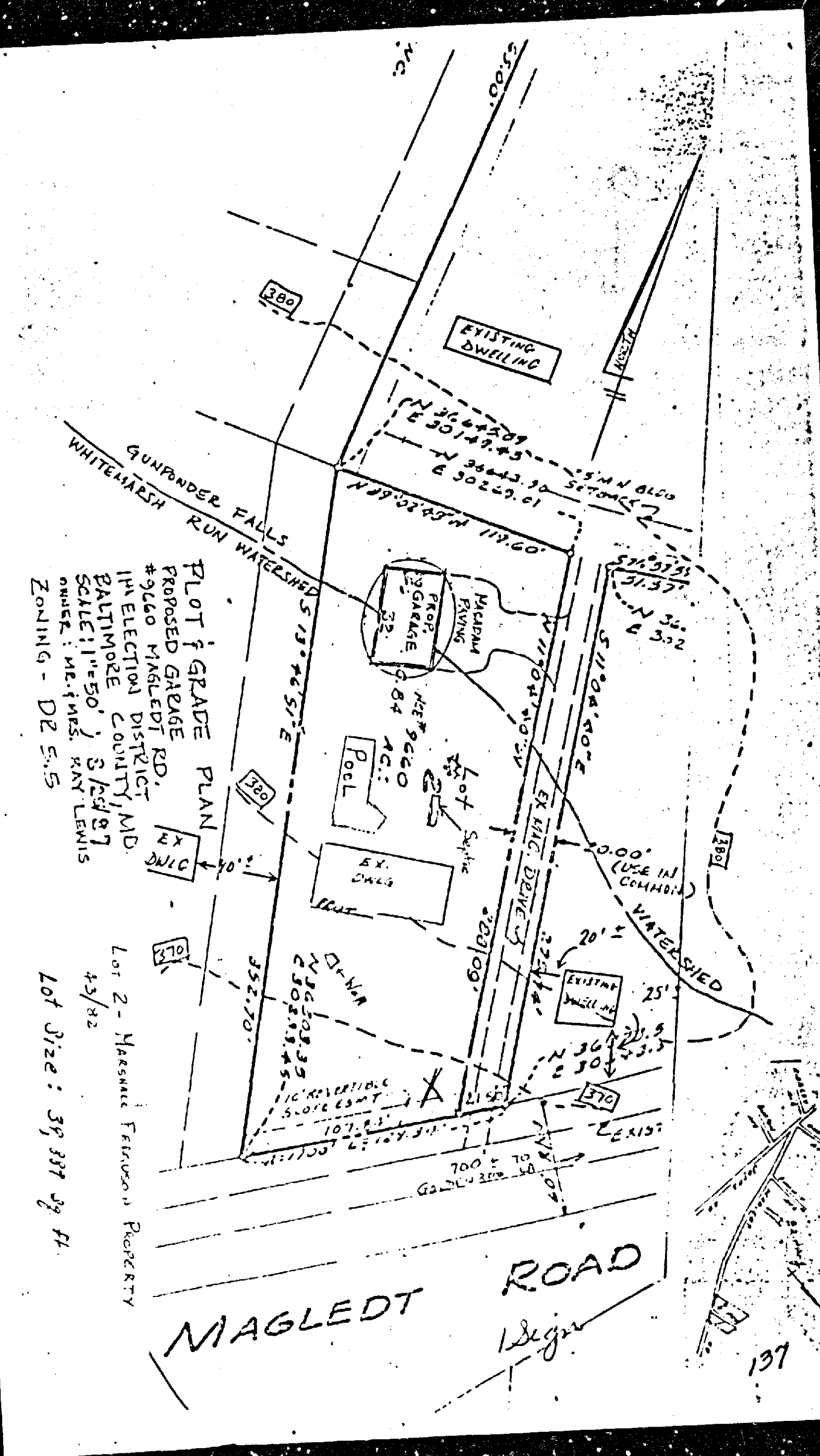
Robert O. Eck - Mary A. Eck
Robert H. Eck - Theresa M. Eck

Robert O. & Mary A. Eck
Robert H. & Theresa M. Eck

enc. photostats & photographs #1-#3

cc: Stanley H. Miller, Esquire

-2-



BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

February 3, 1988

COUNTY OFFICE BLDG.
111 N. Chesapeake Ave.
Towson, Maryland 21204

Mr. Raymond Earl Lewis, II
9660 Magledt Road
Baltimore, Maryland 21234

RE: Item No. 137 - Case No. 88-292-A
Petitioners: Raymond Earl Lewis, II, et ux
Petition for Zoning Variance

Dear Mr. Lewis:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

James E. Dyer, Chairman
Zoning Plans Advisory Committee

JED:kbb

Enclosures

Baltimore County
Department of Public Works
Bureau of Traffic Engineering
County Office Building, Suite 405
Towson, Maryland 21204
494-5554

November 10, 1987

Zoning Commissioner
County Office Building
Towson, Maryland 21204

Dear Zoning Commissioner:

The Bureau of Traffic Engineering has no comments for items number 130, 131, 132, 133, 134, 135, 136, 137, and 139.

Very truly yours,

Michael S. Flanigan
Traffic Engineer Associate II

88-292-A

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

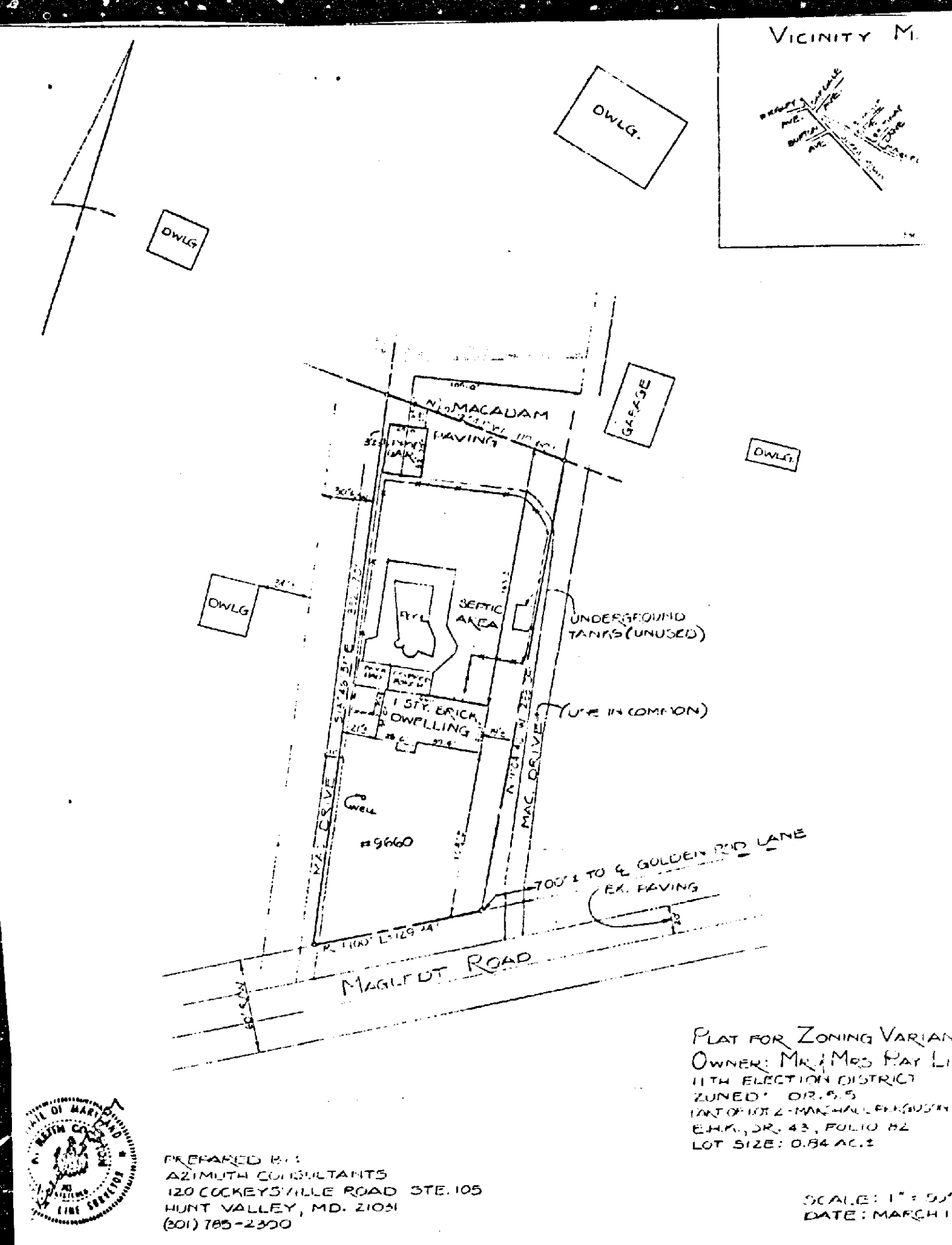
County Office Building
111 N. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this
12th day of November, 1987.

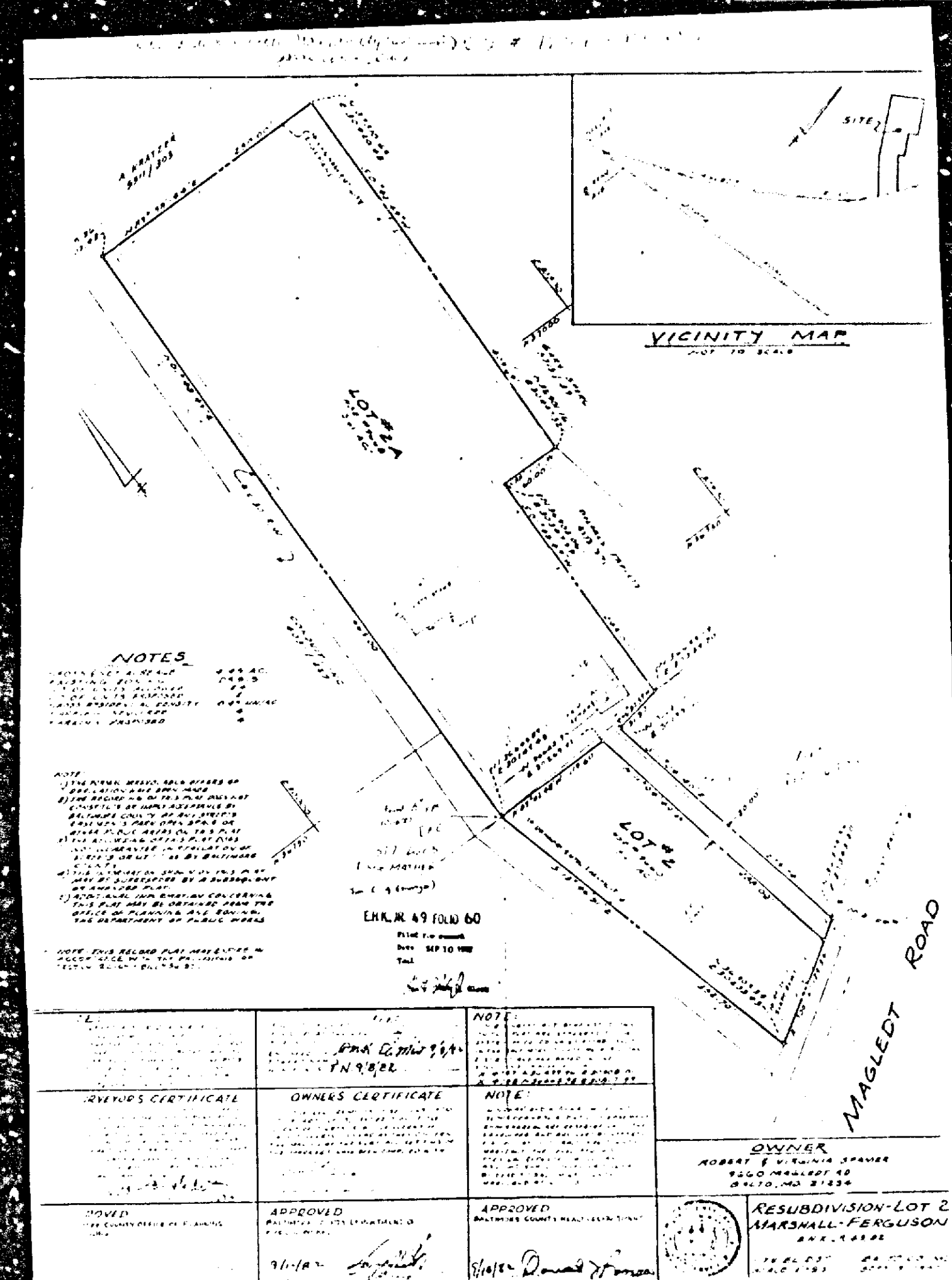
J. Robert Haines
Zoning Commissioner

Petitioner's
Raymond Earl Lewis, II, et ux

Received by: James E. Dyer
Chairman, Zoning Plans
Advisory Committee



PLAT FOR ZONING VARIANCE
OWNER: Mr. & Mrs. Ray L. II
111 N. Chesapeake Avenue
Towson, Maryland 21204
LOT 2 - MACADAM FARM PROPERTY
LOT 1 - MACADAM FARM PROPERTY
LOT SIZE: 0.94 AC.



OWNER'S CERTIFICATE	OWNER'S CERTIFICATE	NOTE
APPROVED FOR FILING	APPROVED FOR FILING	APPROVED FOR FILING
APPROVED FOR FILING	APPROVED FOR FILING	APPROVED FOR FILING
APPROVED FOR FILING	APPROVED FOR FILING	APPROVED FOR FILING

Baltimore County
Fire Department
Towson, Maryland 21204-2586
494-4500

Paul H. Reincke
Chief

October 22, 1987

J. Robert Haines
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204



Re: Property Owner: Raymond Earl Lewis, II, et ux

Location: NW/S Magleth Road, 700' SW of Goldenrod Lane

Item No.: 137

Zoning Agenda: Meeting of 10/20/87

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

() 1. Fire hydrants for the referenced property are required and shall be located at intervals or _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead end condition shown at _____

EXCEEDS the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

(X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code," 1976 edition prior to occupancy.

() 6. Site plans are approved, as drawn.

() 7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: *C.H. [Signature]* Noted and
Planning Group Approved: *John F. O'Neill*
Special Inspection Division Fire Prevention Bureau

/j1

Baltimore County
Zoning Commissioner
Office of Planning and Zoning
Towson, Maryland 21204
494-3353

J. Robert Haines
Zoning Commissioner



May 2, 1988

David A. Rodgers, Esquire
19 E. Fayette Street
Suite 201
Baltimore, Maryland 21202

RE: Case # 88-292-A
Petition for Zoning Variance
Raymond Earl Lewis II, et ux

Dear Mr. Rodgers:

Pursuant to recent hearing held on the subject case, please be advised that your Petition for Zoning Variance has been Denied.

If you have any questions concerning this matter, please do not hesitate to contact this office.

Very truly yours,

J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER

JRH:mmn
enclosure
cc: Stanley H. Miller, Esquire

LAW OFFICES
DAVID A. RODGERS
19 E. FAYETTE STREET
SUITE 201
BALTIMORE, MARYLAND 21202
(301) 685-2800

November 12, 1987

Baltimore County Zoning
111 Chesapeake
County Office Building
1st Floor
Towson, Maryland 21204

Re: Petition for Variance
Applicant: Raymond E. Lewis
Address: 9660 Magleth Road, 21234
Item No: 137 Account No: 000615

Gentlemen:

Please enter the appearance of David A. Rodgers as attorney for Raymond E. Lewis in the above-captioned zoning hearing. Please advise of the hearing date.

Thank you for your kind cooperation.

Very truly yours,

David A. Rodgers
David A. Rodgers

DAR:d1

RECEIVED
NOV 16 1987
ZONING OFFICE

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. J. Robert Haines
TO: Zoning Commissioner

Date: December 16, 1987

Norman E. Gerber, AICP
FROM: Director of Planning and Zoning

Zoning Petition Nos. 88-285-A, 88-286-A,
SUBJECT: 88-290-A, 88-292-A, 88-293-A, 88-294-SPHA

There are no comprehensive planning factors requiring comment on this petition.

Norman E. Gerber per [Signature]
Norman E. Gerber, AICP
Director

NEG:JGH:dme

cc: Ms. Shirley M. Hess, Legal Assistant, People's Counsel
File

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. J. Robert Haines
TO: Zoning Commissioner

Date: December 16, 1987

Norman E. Gerber, AICP
FROM: Director of Planning and Zoning

Zoning Petition Nos. 88-285-A, 88-286-A,
SUBJECT: 88-290-A, 88-292-A, 88-293-A, 88-294-SPHA

There are no comprehensive planning factors requiring comment on this petition.

Norman E. Gerber per [Signature]
Norman E. Gerber, AICP
Director

NEG:JGH:dme

cc: Ms. Shirley M. Hess, Legal Assistant, People's Counsel
File

Mr. and Mrs. Robert Eck
9668 Magleth Road
Baltimore, Maryland 21234

Stanley H. Miller, Esquire
218 Knickerbocker Building
Suite 200
Baltimore, Maryland 21202

RE: Case # 88-292-A
Petition for Zoning Variance
Raymond Earl Lewis II, et ux

Dear Mr. and Mrs. Eck and Mr. Miller:

Please find enclosed copy of the drawing which was filed, pursuant to my direction, for further review of the above captioned case.

Be further advised that an Order in this matter will be forthcoming.

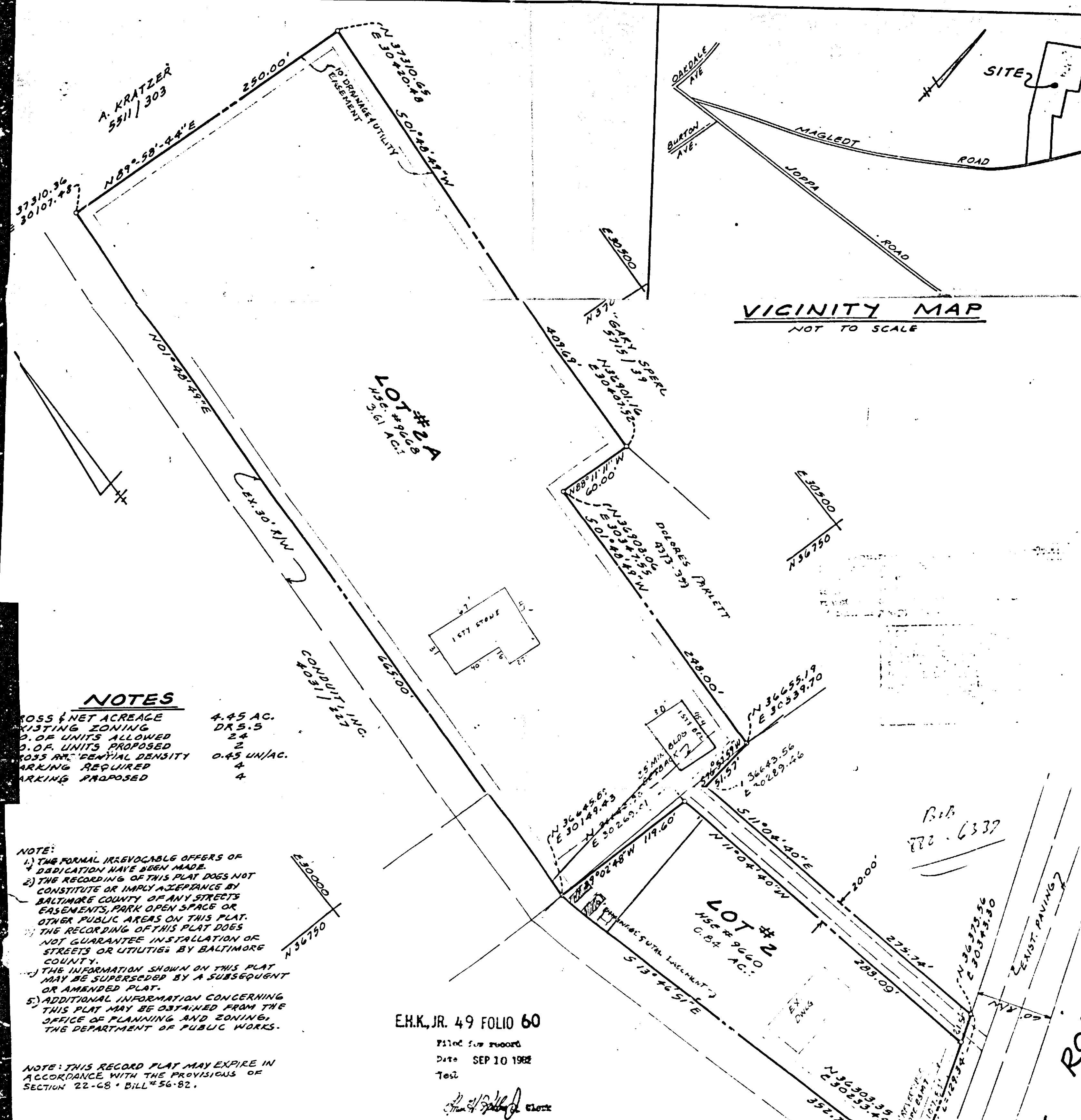
Thank you for your cooperation.

Very truly yours,

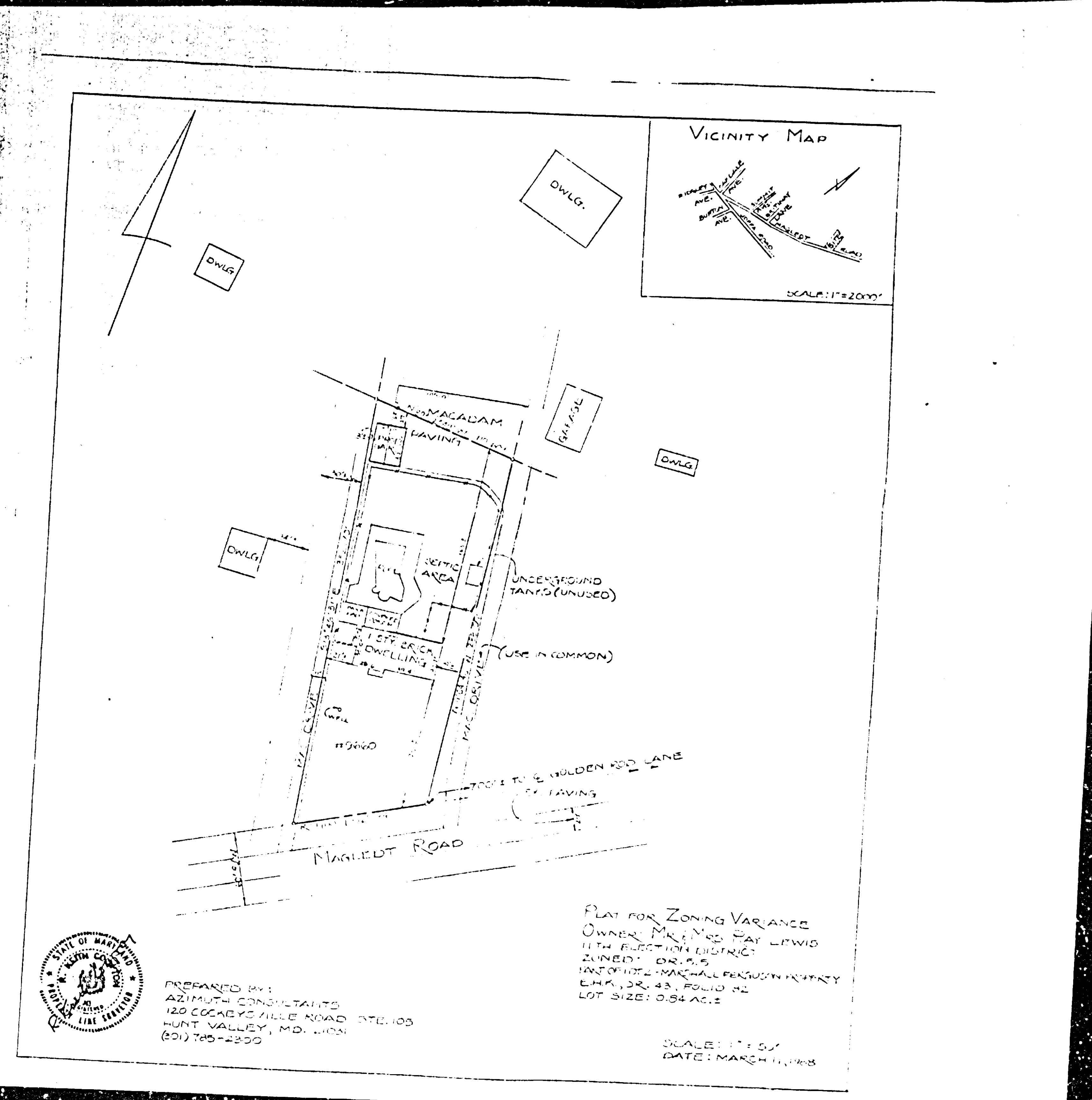
J. ROBERT HAINES
ZONING COMMISSIONER

JRH:mmn
enclosure

Was listed with Harrian Agency → N.E. # 125732 - area 1
 phone 665-10201



<p>NOTE:</p> <p>THE STREETS AND/OR ROADS AS SHOWN HEREON AND THE MENTION THEREOF, IN DEEDS ARE FOR THE PURPOSE OF DESCRIPTION ONLY AND THE SAME ARE NOT INTENDED TO BE DEDICATED TO PUBLIC USE. THE FEE SIMPLE TITLE TO THE BEDS THEREOF IS EXPRESSLY RESERVED IN THE COVENANTS OF THE DEED TO WHICH THIS PLAT IS ATTACHED, THEIR HEIRS AND ASSIGNS.</p>	<p>RWA COMPLETED 10/1/82 FINAL PLAT CHECKED 10/1/82 ENGINEERING <i>GMK C. M. W. 9/1/82</i> HOUSE NOS. 1-N. 9/1/82</p>	<p>NOTE:</p> <p>COORDINATES AND BEARINGS SHOWN ON THIS PLAT ARE REFERRED TO THE SYSTEM OF COORDINATES ESTABLISHED IN THE BALTIMORE COUNTY METROPOLITAN DISTRICT AND ARE BASED ON THE FOLLOWING TRAVERSE STATIONS: X-4767 N 36° 43' 39" E 2050.80 X-4768 N 36° 43' 39" E 2050.80</p>
<p>SURVEYORS CERTIFICATE</p> <p>I, SURVEYOR OF THE STATE OF MARYLAND, DO HEREBY CERTIFY THAT THE LAND SHOWN HEREON HAS BEEN Laid Out AND THE PLAT THEREOF PREPARED IN COMPLIANCE WITH SECTIONS 59 TO 62 OF ARTICLE 17, 1987 EDITION (TITLE CLERKS OF COURTS, SUBTITLE CLERKS OF CIRCUIT COURTS) SO FAR AS THEY CONCERN THE MAKING OF THE PLAT AND SETTING OF THE MARKERS, HAVE BEEN COMPLIED WITH.</p>	<p>OWNERS CERTIFICATE</p> <p>THE REQUIREMENTS OF SECTIONS 59 TO 62 OF ARTICLE 17, 1987 EDITION (TITLE CLERKS OF COURTS, SUBTITLE CLERKS OF CIRCUIT COURTS) SO FAR AS THEY CONCERN THE MAKING OF THE PLAT AND SETTING OF THE MARKERS, HAVE BEEN COMPLIED WITH.</p>	<p>NOTE:</p> <p>HIGHWAY AND HIGHWAY WIDENING, SLOPE DRAINAGE AND UTILITY EASEMENT SHOWN HEREON ARE RESERVED UNTO THE DEVELOPER AND ARE HEREBY OFFERED FOR DEDICATION TO BALTIMORE COUNTY, MARYLAND. THE DEVELOPER, HIS PERSONAL REPRESENTATIVES AND ASSIGNS SHALL CONVEY SAID AREAS BY DEED TO BALTIMORE COUNTY, MARYLAND AT A COST OF \$100.00 PER AC.</p>
<p>APPROVED: BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING</p>	<p>APPROVED: BALTIMORE COUNTY DEPARTMENT OF PUBLIC WORKS</p>	<p>APPROVED: BALTIMORE COUNTY HEALTH DEPARTMENT</p>



<p>NOTE:</p> <p>COORDINATES AND BEARINGS SHOWN ON THIS PLAT ARE REFERRED TO THE SYSTEM OF COORDINATES ESTABLISHED IN THE BALTIMORE COUNTY METROPOLITAN DISTRICT AND ARE BASED ON THE FOLLOWING TRAVERSE STATIONS: X-4767 N 36° 43' 39" E 2050.80 X-4768 N 36° 43' 39" E 2050.80</p>	<p>NOTE:</p> <p>HIGHWAY AND HIGHWAY WIDENING, SLOPE DRAINAGE AND UTILITY EASEMENT SHOWN HEREON ARE RESERVED UNTO THE DEVELOPER AND ARE HEREBY OFFERED FOR DEDICATION TO BALTIMORE COUNTY, MARYLAND. THE DEVELOPER, HIS PERSONAL REPRESENTATIVES AND ASSIGNS SHALL CONVEY SAID AREAS BY DEED TO BALTIMORE COUNTY, MARYLAND AT A COST OF \$100.00 PER AC.</p>	<p>NOTE:</p> <p>THE FORMAL IRREVOCABLE OFFERS OF DEDICATION HAVE BEEN MADE. THE RECORDING OF THIS PLAT DOES NOT CONSTITUTE OR IMPLY ACCEPTANCE BY BALTIMORE COUNTY OF ANY STREETS, EASEMENTS, PARK OPEN SPACES OR OTHER PUBLIC AREAS ON THIS PLAT. THE RECORDING OF THIS PLAT DOES NOT GUARANTEE INSTALLATION OF STREETS OR UTILITIES BY BALTIMORE COUNTY. THE INFORMATION SHOWN ON THIS PLAT MAY BE SUPERSEDED BY A SUBSEQUENT OR AMENDED PLAT. ADDITIONAL INFORMATION CONCERNING THIS PLAT MAY BE OBTAINED FROM THE OFFICE OF PLANNING AND ZONING, THE DEPARTMENT OF PUBLIC WORKS.</p>	<p>NOTE: THIS RECORD PLAT MAY EXPIRE IN ACCORDANCE WITH THE PROVISIONS OF SECTION 22-68 • BILL #56-82.</p>
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